



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: September 27, 2021

SUBJECT

Waive second reading and adopt an ordinance amending the Affordable Housing Ordinance to provide a preference for those who live, formerly lived, or work in Redwood City, ensure the concurrent delivery of affordable units and new development, and improve clarity and effectiveness

RECOMMENDATION

Waive second reading and adopt an ordinance amending the Affordable Housing Ordinance to provide a preference for those who live, formerly lived, or work in Redwood City, ensure the concurrent delivery of affordable units and new development, and improve clarity and effectiveness.

STRATEGIC PLAN GUIDING PRINCIPLE

Housing

BACKGROUND

On September 13, 2021, the City Council introduced (by a vote of 7-0) amendments to the City's Affordable Housing Ordinance. The amendments included a preference for those who live, formerly lived, or work in Redwood City, provisions to ensure the concurrent delivery of affordable units and new development, and miscellaneous clarifications to improve clarity and effectiveness. These amendments are further explained in the [September 13, 2021 staff report](#).

ANALYSIS

The amendments contained in the Affordable Housing Ordinance Amendment (Attachment A) include the following:

- The addition of a local live/work preference for households that live, formerly lived, work, or are offered work in the City of Redwood City
- Provisions to ensure the concurrent delivery of affordable units and new development
- Miscellaneous clarifications to improve understanding and implementation of the Ordinance

If adopted, amendments to this Ordinance will be effective 30 days from this action on October 28, 2021. Additionally, if adopted, any projects subject to the Ordinance with planning applications that are deemed complete on or after April 26, 2021 would be subject to the amendments.

FISCAL IMPACT

The amendments regarding clarifications of affordable housing requirements will lessen the staff time required to administer the Affordable Housing Ordinance, as it will result in fewer questions and reduce project negotiations. While this will not directly reduce City costs, it will make it easier for existing staff to address the [Housing work plan](#).

ENVIRONMENTAL REVIEW

The proposed ordinance amendments are not considered a project under Public Resources Code Section 21605 and CEQA Guidelines Section 15378 as the amendments will not result in a direct physical change in the environment or a reasonably foreseeable indirect change on the environment. In addition, under CEQA Guidelines Section 15061(b)(3), the proposed ordinance amendments are exempt from CEQA as it can be seen with certainty that there is no possibility for causing a significant effect on the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

1. Reintroduce the Affordable Housing Ordinance Amendments with changes.
2. Do not adopt the Amendments.

ATTACHMENTS

Attachment A – Affordable Housing Ordinance Amendments
Attachment B – Public Comment

LINKED DOCUMENTS

1. [September 13th City Council Staff Report](#)
2. [Housing Work Plan](#)

REPORT PREPARED BY:

Jenny Lin, Housing Fellow
jlin@redwoodcity.org
(650) 780-7207

Alin Lancaster, Housing Leadership Manager
alancaster@redwoodcity.org
(650) 780-7299

APPROVED BY:

Alex Khojikian, Assistant City Manager
Melissa Stevenson Diaz, City Manager